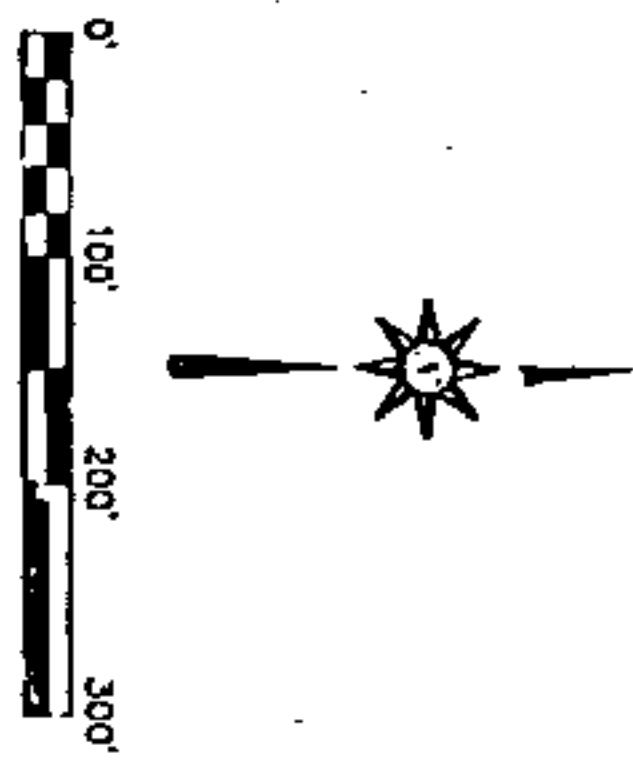
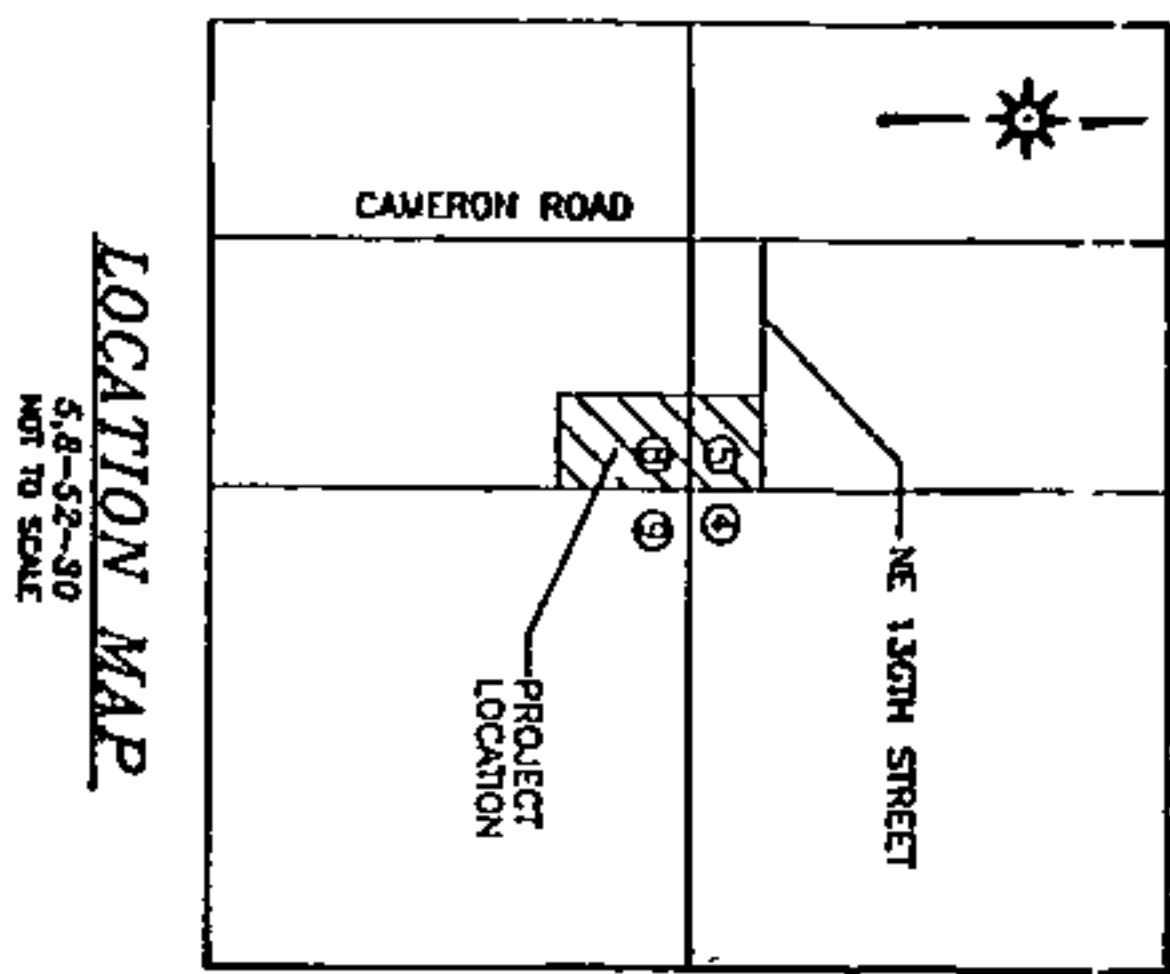


Clay County, Missouri Land Survey Document



SCOTT ACRES FINAL PLAT A MINOR SUBDIVISION OF LAND, IN CLAY COUNTY, MISSOURI

PROPERTY DESCRIPTION:
ALL THAT PART OF SECTIONS 5 AND 8, IN TOWNSHIP 52 NORTH, RANGE 30 WEST, IN CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHEAST CORNER OF LOT NUMBER 1, ROSE ACRES, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI, THENCE SOUTH 89°15'40" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE ROSE ACRES, A DISTANCE OF 718.02 FEET, THENCE NORTH 89°15'40" WEST, A DISTANCE OF 240.00 FEET, THENCE NORTH 00°13'58" EAST ALONG THE PROLONGATION OF THE EAST LINE OF SAID LOT NUMBER 1, A DISTANCE OF 718.02 FEET TO THE TRUE POINT OF BEGINNING, THIS TRACT OF LAND CONTAINS 4.45 ACRES AND IS SUBJECT TO RESTRICTIONS, EASEMENTS AND COVENANTS OF RECORD, IF ANY.



LOCATION MAP
5.8-52-30
NOT TO SCALE

NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HEREON.

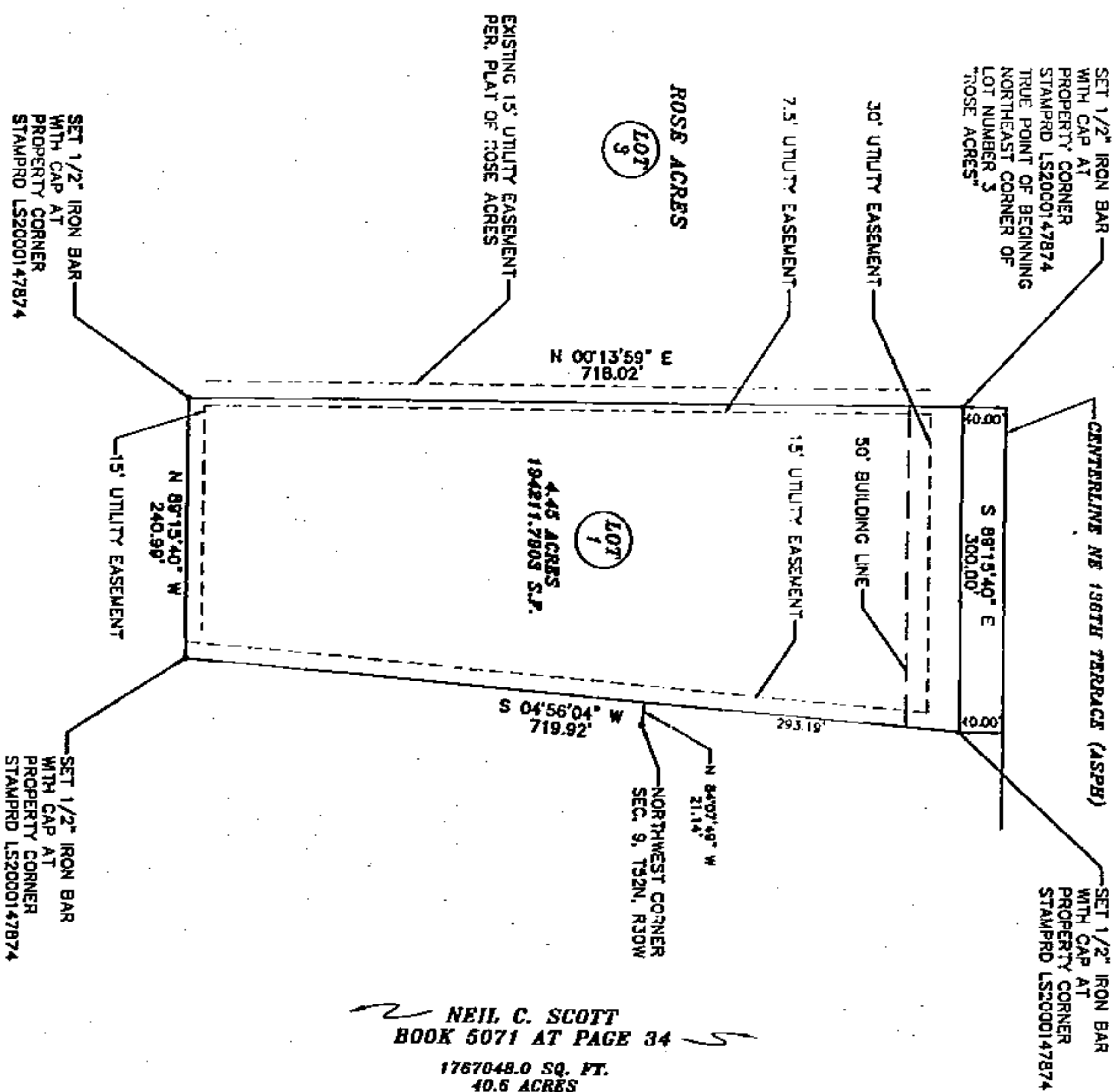
THIS SURVEY WAS NOT CONDUCTED A TITLE SEARCH BY NELSON LAND SURVEYING, INC. AND THEREFORE, THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY. OWNERS OF RECORD, ENCUMBRANCES, RESTRICTING COVENANTS, EASEMENTS, AND OTHER INTERESTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BASED ON BEARINGS, WARENTY DEED PER. BOOK 5071 AT PAGE 34, CLAY COUNTY RECORDER OF DEEDS, MAP REVISION: APRIL 16, 2003.

ADDITIONAL NOTES: THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH CLAY COUNTY REGULATIONS REGARDING ZONING AND REPORT LAND USE. THE HAZARD INSURANCE CAN BE OBTAINED BY CONSTRUCTION TECHNIQUES, HOUSE ATTENTION: CONSTRUCTION STANDARDS OF CLAY COUNTY LAND DEVELOPMENT CODE, SECTION 151-5.0, ARE STRONGLY ENCOURAGED WITH CONSTRUCTION OF HOMES IN THE SUBDIVISION.

SURVEYORS CERTIFICATION

I, NEIL C. SCOTT, THE SURVEYOR, WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND I HAVE PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS USED IN THE SURVEY AND THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF MISSOURI AND THIS SURVEY SURVEY ACTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, EFFECTIVE SEPTEMBER 2000, 4 CSR 30-16.030



NEIL C. SCOTT
BOOK 5071 AT PAGE 34
1767048.0 SQ. FT.
40.6 ACRES

NEIL C. SCOTT
PO BOX 47 KENTON, MO 64600 (616)903-2500
Email address: neilscott@neilscott.com

CONVEYANCE: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE RECORDED IN THE CLAY COUNTY, MISSOURI, RECORDS. THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE RECORDED IN THE CLAY COUNTY, MISSOURI, RECORDS.

SCOTT ACRES
NEIL C. SCOTT

STATE OF MISSOURI }
COUNTY OF CLAY } ss.
BE IT FORWARDED THAT IN THIS PLAT, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, NAME: NEIL C. SCOTT, THE PERSONAL KNOWN TO BE THE SAID PERSON WHO DECLARED THE FOREGOING INSTRUMENT OF WRITING AND SOLE ACKNOWLEDGED THE DECLARATION OF SAID

NOTARY PUBLIC: I HAVE SEEN TO SET MY HAND AND AFFIXED MY SEAL, AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES: 5-4-09 John R. Ewing
NOTARY PUBLIC: John R. Ewing
My Commission Expires: May 4, 2009
Commission # 05706520

SCOTT ACRES
THIS PLAT WAS SUBMITTED TO AND APPROVED BY THE CLAY COUNTY PLANNING COMMISSION.
THE CLAY COUNTY PLANNING COMMISSION
DIRECTOR: John R. Ewing

THESE EASEMENTS AND RIGHT OF WAY ACCEPTED BY THE COUNTY GOVERNING BODY OF CLAY COUNTY, MISSOURI, THE DAY OF October, 2007.

ATTEST: I HAVE REVIEWED THE COPY OF THIS PLAT AND THE INSTRUMENT OF WRITING AND SOLE ACKNOWLEDGED THE DECLARATION OF SAID
COUNTY CLERK: Michael A. Nelson
COUNTY CLERK: Michael A. Nelson
COUNTY CLERK: Michael A. Nelson

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE ON THE 16th DAY OF April, 2007.
IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL OF OFFICE.
RECORDED BY: Michael A. Nelson

DEVELOPMENT PROPOSED BY:
NEIL C. SCOTT
24223 NE SCOTT TERN
CLAY COUNTY, MISSOURI
816-510-2325

FINAL PLAT			
DIAGRAM	DATE	FOR	
MAIN	10/22/07	NEIL C. SCOTT	
APPROVED	DATE	DATE	
1/5	01/09/07	SCOTT	
SCALE	SHEET	PRODUCT NO.	
1" = 100'	1	2008127	

MICHAEL A. NELSON, MO. L.S. NO. 2003147874
IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR. THIS IS A COPY THAT SHOULD BE SHOWN. THIS IS A COPY THAT SHOULD BE SHOWN. THIS IS A COPY THAT SHOULD BE SHOWN.

